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Liquidating Trust*

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
RICHMOND DIVISION**

In re:	Chapter 11
CIRCUIT CITY STORES, INC., <u>et al.</u> ,	Case No. 08-35653-KRH
Debtors.	(Jointly Administered)

**NOTICE OF SUBSTANTIVE HEARING  
(Liquidating Trust's Fourteenth and Forty-Second Omnibus  
Objections to Claim Number 8107)**

**(Claimant – UBS Realty Investors LLC Agent for Happy Valley Town Center Phoenix AZ)**

PLEASE TAKE NOTICE that Circuit City Stores, Inc. Liquidating Trust (the "Trust"), by counsel, of the above referenced estates of Circuit City Stores, Inc. *et al.* (collectively, the "Debtors") will seek to have the Court (a) if an appropriate mitigation affidavit (the "Affidavit") is provided, reduce and allow claim number 8107 (the "GUC Claim") as a general unsecured claim in the amount of \$1,090,947.16, with all other amounts disallowed, or (b) if the Affidavit is not provided, disallow the GUC Claim in its entirety. The GUC Claim is further identified in the *Liquidating Trustee's Fourteenth and Forty-Second Omnibus Objections to Claims* (the "Claim Objection") [Docket Nos. 10052 and 11853]. The

**relief sought as identified herein is based upon information received from you in response to the Claim Objection and/or the Debtors' books and records.**

PLEASE TAKE FURTHER NOTICE THAT the Court will hold a hearing and receive evidence on the Claim Objection on **April 5, 2017 at 2:00 p.m.**, (or such time thereafter as the matter may be heard) and the undersigned will appear before The Honorable Kevin R. Huennekens, United States Bankruptcy Judge, in Room 5000, of the United States Courthouse, 701 E. Broad Street Richmond, Virginia 23219.

PLEASE TAKE FURTHER NOTICE THAT the undersigned will present evidence, if necessary, on **April 5, 2017 at 2:00 p.m.**, seeking to have the Court (a) if an Affidavit is provided, reduce and allow the GUC Claim in the amount of \$1,090,947.16, with all other amounts disallowed, or (b) if an Affidavit is not provided, disallow the GUC Claim in its entirety.

PLEASE TAKE FURTHER NOTICE THAT if you do not want the Court to grant the relief described herein, **you must (1) on or before March 31, 2017, file a (A) notice of your intent to attend the hearing and (B) summary of the position you will advocate at the hearing with the Court at:**

Clerk of the Bankruptcy Court  
United States Bankruptcy Court  
701 East Broad Street - Room 4000  
Richmond, Virginia 23219

**and (2) attend the hearing on April 5, 2017 at 2:00 p.m.**

PLEASE GOVERN YOURSELVES ACCORDINGLY.

Dated: March 14, 2017

*/s/ Paula S. Beran*

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*Counsel for the Circuit City Stores, Inc.*

*Liquidating Trust*

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a true and correct copy of the above and foregoing Notice of Substantive Hearing was served on March 14, 2017 via electronic delivery to all of the parties receiving ECF notice in this bankruptcy case and via first-class mail, postage prepaid, on the following:

UBS Realty Investors LLC  
Agent for Happy Valley Town Center Phoenix AZ  
c/o David L Pollack, Esq  
Ballard Spahr Andrews & Ingersoll LLP  
1735 Market St 51st Fl  
Philadelphia, PA 19103

/s/ Paula S. Beran  
Paula S. Beran (VA Bar No. 34679)